

Zoning : LDR-1-D-S-RAZ
 General Plan Designation: Residential
 Proposed:
 4,876.00 SQ.FT. Conditioned Living Space*
 768.00 SQ.FT. Attached Garage & Tool Shed
 960.00 SQ.FT. Detached Garage
 704.00 SQ.FT. Veranda (covered)
 117.33 SQ.FT. East Patio (trellis)
 7,425.33 SQ.FT. Total Coverage
 *Conditioned Living Space includes walls & fireplaces, etc.

Parcel Area: 87,555.60 SQ.FT. 2.01 Acres

Allowable Site Coverage: 25 %
 Allowable Area: 21,888.90 SQ.FT.

Coverage: Existing 4,272.00 SQ.FT. Proposed 7,425.33 SQ.FT. Total 7,425.33
 4.88 % 8.4807025 % 8.4807025 %

Floor Area Ratio: N/A
 Grading: Cut 375.00 CU.YDS. Fill 375.00 CU.YDS.
 Excess cut to be distributed on site.

Main Structure Accessory Structure
 Allowable Height: 30.00 Feet 15.00 Feet
 Highest Point Existing Grade 439.00 Feet 426.00 Feet
 Lowest Point Existing Grade 433.50 Feet 423.25 Feet
 Average Natural Grade 436.25 Feet 424.62 Feet
 Maximum Allowable Height 466.25 Feet 439.62 Feet
 First Floor Elevation 437.00 Feet 422.87 Feet
 Proposed Maximum Height 455.50 Feet 439.62 Feet

Setbacks: Allowable Proposed Main Allowable Accessory Proposed Acc.
 Front 30.00 Feet 165.00 Feet 50.00 Feet 56.00 Feet
 N.Side 20.00 Feet 36.00 Feet 6.00 Feet 139.00 Feet
 S.Side 20.00 Feet 57.00 Feet 50.00 Feet 50.00 Feet
 Rear 20.00 Feet 62.75 Feet 1.00 Feet 249.00 Feet
 Between 10.00 Feet 84.00 Feet
 Proposed Required
 Parking: 5 Covered 1 Covered
 8 Uncovered 1 Uncovered

Tree Removal: None

Water Provided by: California American Water Co.

No Areas are subject to inundation or 100 year flood levels.

No Known Environmentally sensitive habitat, archaeological resources, historical sites, or hazards.

No Wetlands, Streams, Creeks, or any other bodies of water on subject property.

No Water Wells are on subject property.

Scope of Work:
 New One Story Single Family Residence with Detached Garage. Demo Existing SFD.

Fire Protection Agency & Public Works Notes:

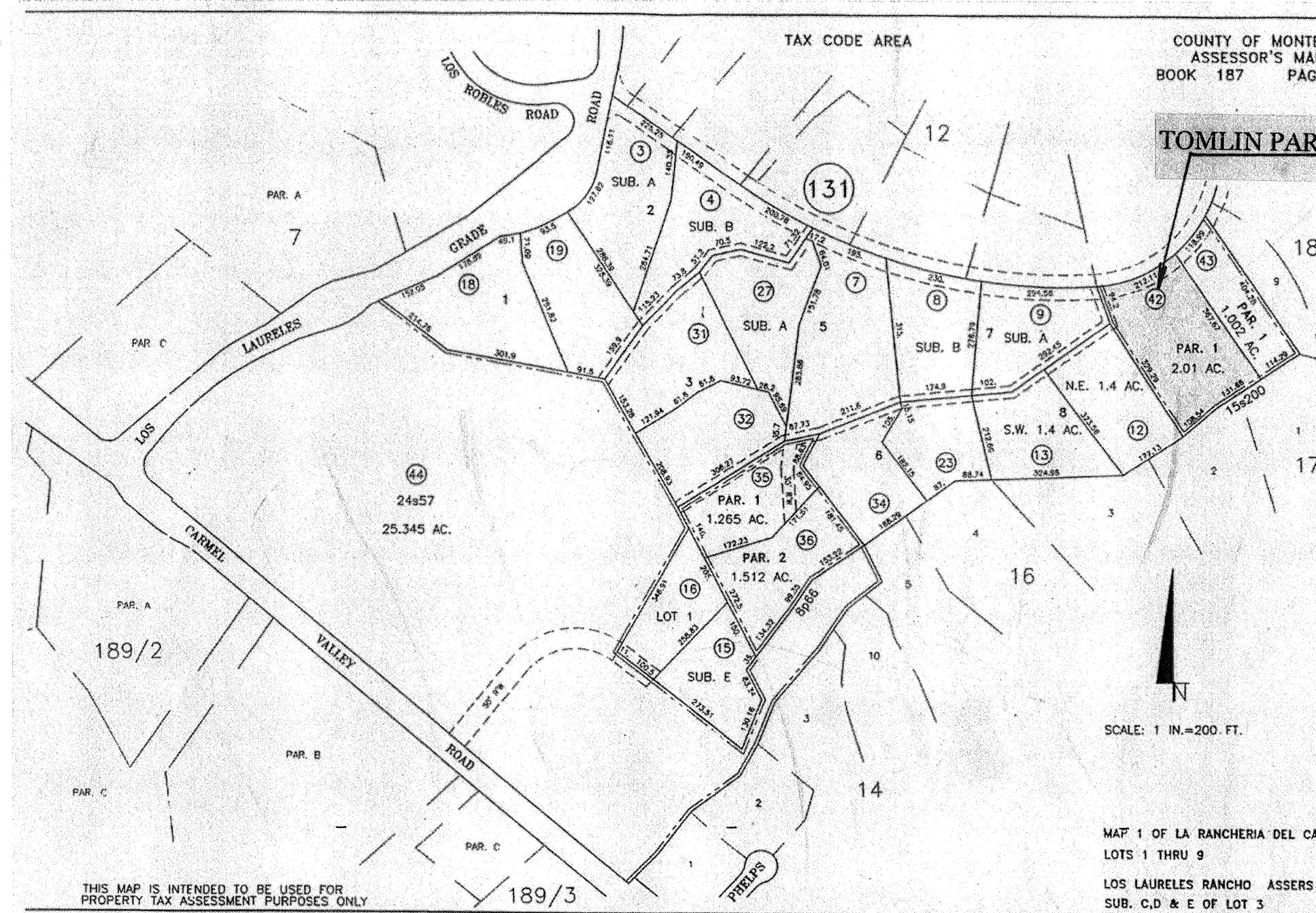
1. Driveway is approximately 220 feet long and does not require any turnouts.
2. No Entry Gate is proposed at this time. If such a gate is proposed, it shall be set back 30 feet from the street access, and be at least 12 feet clear opening.
3. The driveways are mostly existing with some minor adjustments near the structure to accommodate the new structures. It shall be a minimum of 12 feet wide. The existing driveway grade is nearly level, well within the 15% maximum allowable grade.
4. There is a 58 foot wide by 25.5 foot turn around at the end of the driveway.
5. The driveway specifications see Sheet G2, Note 8. Has been designed to withstand a 22 ton vehicle.
6. Note that there are no proposed second residences, guest houses, caretaker, or senior citizen units requiring an additional address.
7. No additional road encroachment permit is required, since the driveways are both existing to remain.
8. See Site Plan Sheet 2 for Parking Plan. 6 Covered and 8 uncovered parking spaces are proposed.

All Plumbing Fixtures shall conform with Table 4.303.2 shown below.

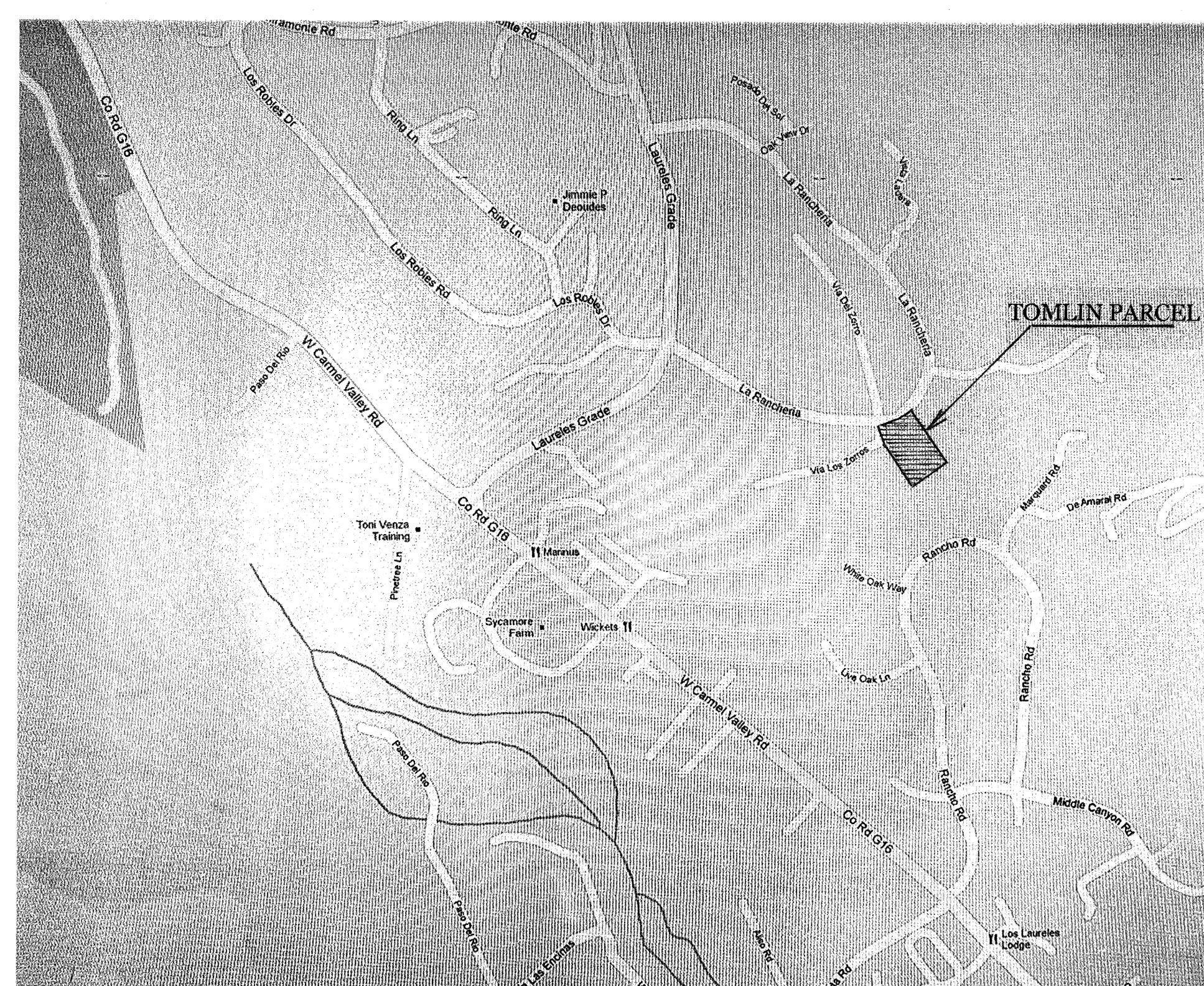
TABLE 4.303.2
 FIXTURE FLOW RATES

Fixture Type	Flow Rate	Maximum Flow Rate at ≥ 20 percent Reduction
Showerheads	2.5 gpm @ 80 psi	2 gpm @ 80 psi
Lavatory faucets, residential	2.2 gpm @ 60 psi	1.5 gpm @ 60 psi
Kitchen faucets	2.2 gpm @ 60 psi	1.8 gpm @ 60 psi
Gravity tank-type water closets	1.6 gallons/flush	1.28 gallons/flush ¹
Flushometer tank water closets	1.6 gallons/flush	1.28 gallons/flush ¹
Flushometer valve water closets	1.6 gallons/flush	1.28 gallons/flush ¹
Electromechanical hydraulic water closets	1.6 gallons/flush	1.28 gallons/flush ¹
Urinals	1.0 gallon/flush	5 gallon/flush

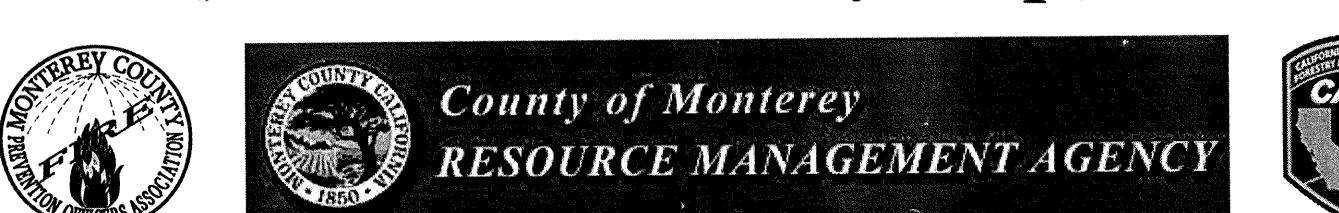
1. Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
 Single flush toilets—The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
 Dual flush toilets—The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.
 2. Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.



Assessor's Parcel Map



Vicinity Map



Basic Defensible Space & Vegetation Management Guidelines For Property Owners

Scope: These guidelines provide property owners with information regarding basic vegetation management practices to create defensible space around structures in all unincorporated areas of Monterey County. Use of these practices will help property owners bring the property into a basic level of compliance with:

- LE-100 Defensible Space Inspection Program
- Local fire dept. wildland fire safety requirements
- California Public Resources Code Section 4291
- Planning Services Dept. zoning, easement & environmental requirements

Within 30 feet immediately surrounding the building (or to property line, whichever is closer):

- ❖ Cut flammable vegetation around buildings a minimum 30 feet or to the property line, whichever is closer, except for landscaping, as follows:
 - Cut dry and dead grass to a maximum height of 4 inches.
 - Maintain the roof and gutters of the structure free of leaves, needles or other dead vegetative growth.
 - Maintain any tree adjacent to or overhanging a building free of dead wood.
 - Trim tree limbs that extend within 10 feet of the outlet of a chimney or stove pipe.
 - Trim dead portions of tree limbs within 10 feet from the ground.
 - Remove all dead limbs within 6 feet of the ground.
 - Remove all dead material from the area.
- ❖ Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to a fireplace, stove or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material and openings of not more than one-half inch in size.
- ❖ Post house numbers per Fire Department requirements.

- ❖ The fuel reduction zone in the remaining 70 feet (or to the property line) will depend on the steepness of your property and the type of vegetation. For additional information, refer to the Cal Fire brochure "Why 100 Feet? Protect Your Home...and Property".
- ❖ Cut plants and grass beneath tree canopies to prevent fire from spreading to the trees. These plants should be "topped off" leaving the root structure intact to minimize erosion.
- ❖ Do not use herbicide or other chemical methods to remove vegetation.

Note: Any further vegetation management activities, including those required by insurance companies, may require prior approval from the Planning Services Department when activities involve the following:

- Exposing soil to erosion
- Accelerating sediment runoff into water courses
- Impact sensitive habitat
- Tree removal

Permit requirements for these additional vegetation management activities are available at the Monterey County Planning Department office located at 168 W. Alisal St., 2nd Floor, Salinas, CA 93901. If you wish to speak to a Planner regarding these permit requirements, you may call (831) 755-5025.

rev. 10/24/2008

FUEL MANAGEMENT PLAN:

1. All provisions of the "Basic Defensible Space & Vegetation Management Guidelines For Property Owners" shall be part of the Fuel Management Plan.

2. See Sheet G1 Grading Plan for the extent of the Irrigated Landscaping. None shall extend more than 30 feet beyond any structure.

3. Vegetation management as described above shall be over the entire two acre site. Please note that the Owners have already implemented these precautions, and intend to do so in the future.

TABLE OF CONTENTS

Sheet No.	Description
Cover	Project Data, Assessor's & Vicinity Map, Fire Prevention
1	Floor Plan *
2	Site Plan & Topographic Survey
3	Exterior Elevations, North, West & South
4	Exterior Elevations, East & Detached Garage
5	Window & Door Schedule
6	Interior Elevations, Living, Entry, M.Bedroom, M.Bath
7	Interior Elevations, Dining, Laundry, Bath 2,3,4
8	Roof Plan & Details
9	Reflected Ceiling Plan
10	Electrical Plan & Electrical Notes
11	Electrical Lighting Plan
12	Fireplace Details
13	General Architectural Notes, Cal Green Checklist
14	Entry Door & Chimney Details
15	Kitchen/Great Room Cabinet Plan & Elevations
16	Living, Hallway, Laundry, Pantry Cabinet Plan & Elevations
17	Details

S1	Structural Details & Structural Notes
S2	Structural Details & Shear Wall Schedule
S3	Structural Details
S4	Foundation Plan
S5	Roof Framing Plan
S6	Shear Wall Plan
S7	Building Sections

T1	Pacific Continental Truss Drawings & Mainhouse Layout
T2	Pacific Continental Truss Drawings & C. Garage Layout

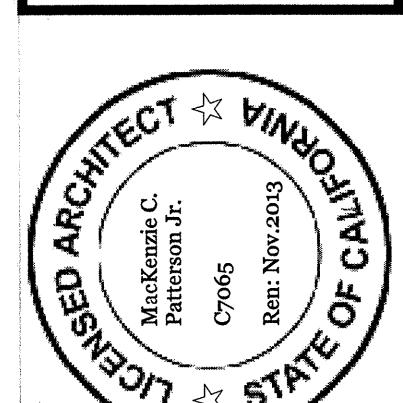
MO.1	Mechanical Notes & Schedules
MO.2	Energy Compliance
MO.3	CF-6R-Mech-05 Installation Certificate
M2.1	Radiant Heating Plan
M2.2	Cooling & Ventilation Plan
M6.1	Piping Schematic
M6.2	Controls Schematic
M6.3	Detached Garage Piping Schematic
M6.4	Details
M6.5	Heat Source Venting
NZEO.1	Net Zero Energy Consumption Worksheet

PV2.1	Solar Photovoltaic Roof Layout
PV2.2	Solar Photovoltaic Racking System Layout
PV6.1	Solar Photovoltaic Array System Wiring Schematic

G1	Grading & Erosion Control Plan
G2	Grading Notes, Erosion Control Plan & Details

FP1	Fire Sprinkler System Site Plan & Cross Section
FP2	Fire Sprinkler System Reflected Ceiling Plan

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 A New Residence for:

COVER
 SHEET